

SECOND LEASE AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE (this "Amendment") is made as of the 23 day of April 2012, by and between BONIFANT BUILDING, LLC (hereinafter called "Landlord"), and MONTGOMERY COUNTY, MD (hereinafter referred to as "the County").

WITNESSETH:

WHEREAS, Landlord and the County are parties to that certain Lease dated June 13, 2008 with respect to certain premises consisting of approximately 5,990 square feet and commonly known as, Suite 400 and 410 of the 4th floor of the office building located at 1110 Bonifant Street, Silver Spring, Montgomery County, Maryland (the "Building"); and

WHEREAS, Landlord and the County agreed to relocate the Premises from Suite 400 and 410 to Suite 220 for a period of Two (2) years, commencing June 1, 2010 and terminating May 31, 2012.

WHEREAS, Landlord and the County now desire to supplement and/or modify the terms of the Lease, in the manner set forth herein.

NOW, THEREFORE, in consideration of the premises and of the mutual promises and agreement herein contained, Landlord and the County agree that the Lease is hereby modified, amended, and/or supplemented as hereinafter set forth, and any language of, or provision in the Lease which is inconsistent or is in conflict with the following, and not hereinafter referred to, shall be deemed appropriately amended or modified:

1. **TERM**

Section Two (2) of the Lease Agreement is hereby amended by deleting and adding the following in lieu thereof:

The Second Lease Amendment Term shall extend the Term for an additional Seven (7) Months, commencing June 1, 2012 and terminating December 31, 2012.

2. **THE LEASED PREMISES**

The Landlord hereby continues to lease to the County and the County hereby continues to lease from the Landlord all of that real property, situate and lying in Montgomery County, Maryland which consists of the space shown outlined on a floor plan attached hereto and made part hereof as Exhibit "A", known as Suite 220 located on the second (2) floor of the building at 1110 Bonifant Street, Silver Spring, Maryland 20910, and

containing approximately 1,834 rentable square feet which space is hereinafter referred to as "Leased Premises".

3. BASIC RENT

The County shall pay or cause to be paid to the Landlord the annual and monthly amounts listed in the following schedule:

	<u>Basic Annual Rent</u>	<u>Basic Monthly Rent</u>
Year 1	\$60,833.78	\$5,069.48

4. ANNUAL OPERATING EXPENSES

Per the terms of the First Amendment, the Annual Operating Costs are included in the Rent schedule, Paragraph 3, BASIC RENT, above. No additional Operating Expenses shall be paid by the County.

5. NON-MODIFICATION

Except as modified by this Second Lease Amendment, all terms, conditions, covenants, and agreements of the Lease shall be and remain in full force and effect.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed as of the date first written above.

WITNESS:

LANDLORD:

BY:

BONIFANT BUILDING, LLC,

Mark S. O'Connor

By: [Signature]

Name: Vito Dellekasi
Title: Managing Partner
Date: 4/19/12

WITNESS:

TENANT:

MONTGOMERY COUNTY, MD

Julie L White

By: Ramona Bell-Pearson

Name: Ramona Bell-Pearson
Title: Asst. Chief Administrative Officer
Date: 4/23/12

APPROVED AS TO FORM
RECOMMENDED AND LEGALITY
OFFICE OF THE COUNTY
ATTORNEY

By: [Signature]

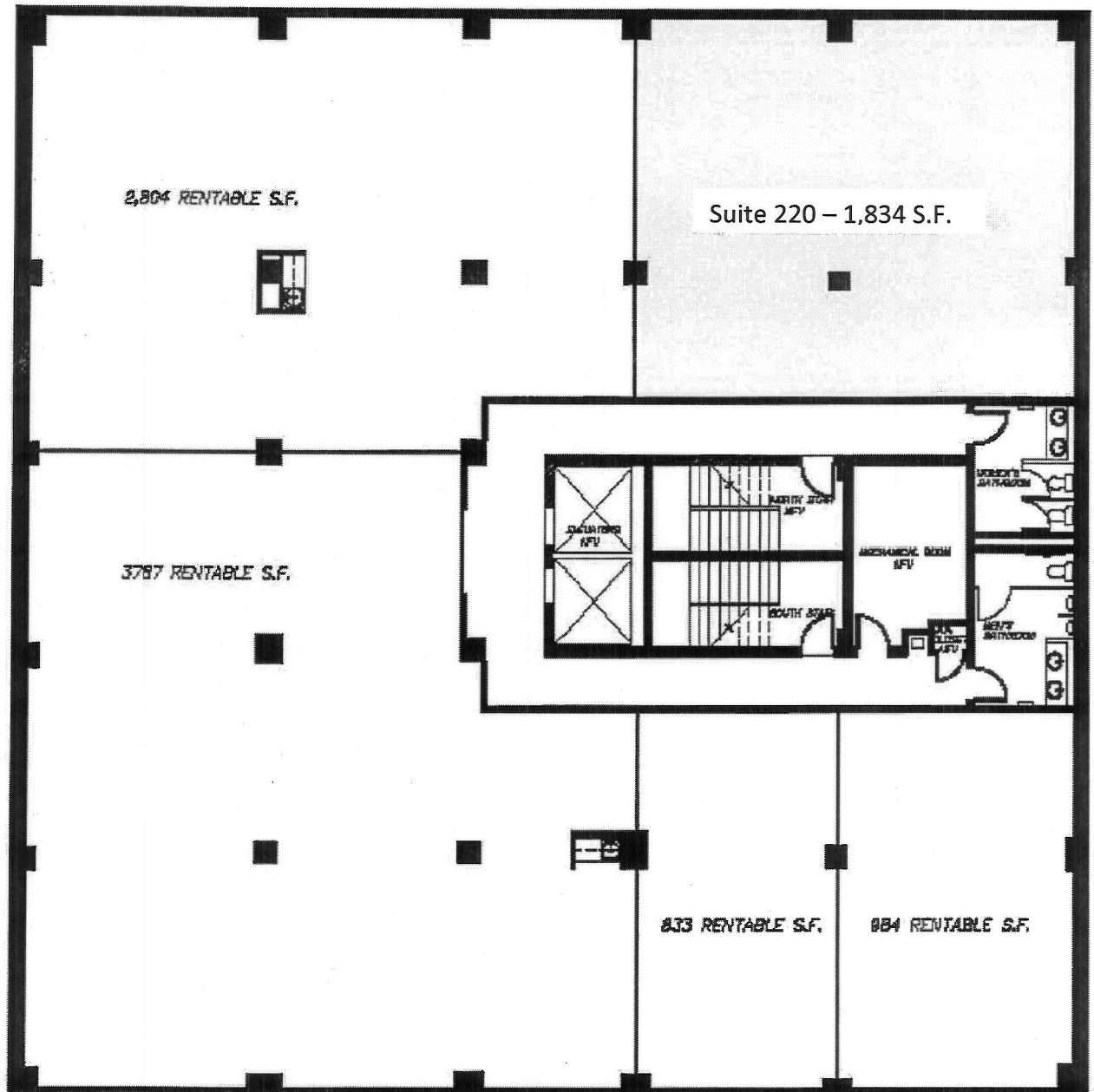
Date: 4/10/12

By: Cynthia Breneman

Cynthia Breneman, Director
Office of Real Estate

Date: 4/10/12

Exhibit A



METHOD OF AREA MEASUREMENT IS BOMI 1000 STANDARD

AREA PLAN
SECOND FLOOR

1110 BONIFANT STREET
SILVER SPRING, MD 20910

1317 BOWHUNT STREET, BLAKE AOD
SILVER SPRING, MD 20901